



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

**Board of Zoning Appeals Meeting Minutes
December 18th, 2025
7:00 p.m.**

Roll Call of Members

Present:

- Scott Bockoski - Chairman
- Mike Berry
- Harrison Massone
- Steve Zell
- Aaron Culp - Legal Counsel
- Frank Zawadzki - Cicero Jackson Township Planning Director
- Terri Strong – Recorder

Absent:

Mark Thomas

- 1. Declaration of Quorum**-Chairman Bockoski declared a quorum with 4/5 members present.
- 2. Approval of Minutes**- Mr. Zell indicated a name correction of Ryan Whitely should be Ryan Horine. Mr. Zawadzki stated there were two Ryan's. The one for the tower was Mr. Whitely. No changes to minutes.

Mr. Zell made motion to approve minutes as submitted for the November 20th, 2025, meeting. Mr. Berry second. All present in favor.

Chairman Bockoski informed everyone in attendance that the Board is a quasi-judicial form of the local government. The Board will be discussing items listed on the docket and issues and stipulations for each item on the docket. All comments and questions should be directed to the Board and its members and not members of the audience. All individuals should sign in if they are planning to speak, sign in is at the door. Each person should state their name and address for the record upon visiting the podium. Each person is limited to three minutes speaking at the podium. Each item typically has a portion set aside for public hearing. If a person wishes to speak and agrees with someone previously, it is not necessary to repeat in their entirety, simply agree with the other person's statement and move on to save time. All motions are made in the affirmative but that doesn't mean that is the way we will vote.

3. Old Business:

Chairman Bockoski stated he will read both dockets in to record at the same time, we will discuss together and vote separately on them.
They are old business and will need to be untabled.



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Mr. Zell made motion to untable business related to BZA-1125-57 and 58-DC. Mr. Berry second. All present in favor.

Docket No: BZA-1125-57-DC

Petitioner: Garland Atelier Wellness Spa & Apothecary

Property Address: 95 W Jackson Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 95 West Jackson Street, Cicero IN, 46034 concerning Article 10.9 Downtown Commercial (DC) Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: Allow four (4) window signs on the front façade of a building. Whereas Article 10.9 of the Cicero/Jackson Township Zoning Ordinance states that the maximum allowable number of window signs shall be two (2).

Docket No: BZA-1125-58-DC

Petitioner: Garland Atelier Wellness Spa & Apothecary

Property Address: 95 W Jackson Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 95 West Jackson Street, Cicero IN, 46034 concerning Article 10.9 Downtown Commercial (DC) Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: Allow the area of window signs on the front façade of a building to be twenty-four (24) square feet. Whereas Article 10.9 of the Cicero/Jackson Township Zoning Ordinance states that the maximum allowable area of window signs shall be twenty (20) square feet.

Petitioner did not announce name and address.

Adding signage due to the door being in the alcove would have our hours. Sign in front would illuminate with LED. Chairman Bockoski asked if any questions from the Board. Mr. Zell complimented the signs. Mr. Culp stated the did receive Aesthetic Review approval from the Plan Commission.

Mr. Zell made motion to open to the public the two dockets for this petitioner. Mr. Massonne second. All present in favor.

No public comments.

Mr. Zell made motion to close meeting to the public on these two dockets. Mr. Massonne second. All present in favor.

Comments were complementary from members of the Board.

Mr. Massonne made a motion to approve BZA-1125-57-DC as presented. Mr. Berry second.

Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-approve, Mr. Zell-approve 4-0

Mr. Massonne made a motion to approve BZA-1125-58-DC as presented. Mr. Berry second.

Mr. Zell-approve, Mr. Massonne-approve, Mr. Berry-approve, Mr. Bockoski-approve 4-0



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4. New Business:

Docket No: BZA-1225-59-R5

Petitioner: Drew Hunter

Property Address: 49 N Peru Street, Cicero, IN 46034

A Land Use Variance Request application has been submitted concerning Article 3.10 of the Cicero/Jackson Township Zoning Ordinance in order to: allow a plumbing business with additional rental space in the "R5" residential district. Whereas a plumbing business with additional rental space is not a Permitted Use or Special Exception Use in the "R5" residential district.

Drew Hunter reside at Pearl St. Cicero, IN 46034 have purchased 49 N. Peru Street. Packets include layout and what would be built. Street view picture of what the house looks like now, currently own from Cass street to the north. Plan would be to tear down house and detached garage and build a 5500 square foot pole barn. Would have a nice front façade and cedar front porch, with look that the town has been going for. Have been looking for approximately five years, feel this is a good fit. Small company with three full-time employees and two trucks, idea is not to be open to the public but for everyday office stuff and storing of trucks. We start 7-7:15 and back 4:00. Not to say are not times that extend but not normally. Not open to public so not looking at but a couple clients randomly. Papers include proposal of opportunity for other small business, in the same boat, hard time to find space for their businesses. Potential for them to rent depending upon layout, for equipment or supplies. Would ask that variance approval is with the land, so if I were to sell property in future it would add value of being approved for similar use. Some details of the proposal, very similar to the Prater's buildings. Offices with laundry in the back. Potential office spaces on second floor. Monitor used to show details of the lot layout. Mr. Hunter shared that he is a resident, grad of Hamilton Heights, and works with the co-op program, proud to say have helped others. Continue to invest in the community. Do not see selling in the foreseeable future continue to grow our company.

Mr. Zell asked if approved would it go before the Plan Commission. Mr. Zawadzki stated yes for Aesthetic Review. Mr. Hunter stated updated copy has dumpster outlined. Mr. Zell questioned when project would take place if approved. Mr. Hunter stated year or two to be completed, house is not savable. Have discussed utilizing the garage for a period of time, keeping in mind safety, looking at options during the process.

Mr. Berry questioned the size proposed, says 50x100 or 120. How tall will the building be? Mr. Hunter stated 20 or 30 feet, we tried to stay within the allowed. Mr. Berry stated you said plumbing for laundry, any type of living quarters in the building. Mr. Hunter stated no, a couple of bathrooms, one for the office side and one for the guys. Mr. Berry questioned no retail, no regular customers. Mr. Hunter correct, place for guys to pick up stuff, truck and go on with the day. Mr. Berry questioned that you potentially want to rent out space. In drawings you have four garage doors. Mr. Hunter stated we would likely use two, there is potential of a fifth door that backs up to offices. If we rented space it would be a full bay. Would have security measures with door codes. Mr. Berry questioned the business model of renting; they would be under the same premise of no retail. Mr. Hunter stated correct, goal would be rent to construction business that maybe do bathroom models, additions on homes, space that would be used for storage of materials. Mr. Zell questioned goal would be that the trucks are parked inside. Mr. Hunter stated yes.



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Mr. Hunter stated we did talk, we don't have a sign on it, would consider later. Here for more for permission of business and worry about other things later. Chairman Bockoski reminded the Board that they are here for Land Use and not the aesthetics of the building. Chairman Bockoski asked if Mr. Zawadzki could pull up land use maps, do not feel this is for mixed use like other areas along 19. Mr. Zawadzki stated it is R-5 up to the old Case place that has been rezoned. As far as the Comp Plan we show this as mixed use, residential and small business. Chairman Bockoski stated so it does match the future plan. Mr. Zawadzki stated yes it does.

Mr. Zell made a motion to open the public hearing for this docket. Mr. Berry second. All present in favor.

Jim Hunter 930 Washington Avenue, want to say regardless of affiliation with Drew and relationship with town as employee, feel the Town does need to look for directions to expand the business district in various ways. Not easy way to expand to the south unless homes are torn down. Natural progression to expand to the north. Added that interesting that there are not people here to speak against.

Chairman Bockoski asked for other public comments and asked if any items to read into minutes. Mr. Zawadzki stated no.

Mr. Zell made a motion to close the public hearing. Mr. Massonne second. All present in favor.

Mr. Zell stated he felt it was a nice addition to the business community and building would look nice. Mr. Massonne questioned the Comp Plan and thought it showed medium density housing on the east side of Peru Street. Iris Rubber was DC mixed use. Part of plan was read out for group to make sure, which all checked out. But concern for aesthetics of the building in the DC area and downtown characteristics. For this petition not a concern but expressing opinion on aesthetics. Chairman Bockoski reminded that we are here for the Land Use not aesthetics, don't like to use the term pole barn as it doesn't fit this and might offend some people. Looks like a building to me. Mr. Hunter stated he would reference the Prater & Son's Concrete Building. Chairman Bockoski stated the map he is looking now is not the one he had. Mr. Zawadzki stated Mr. Massonne is correct, that area is residential, east side of Peru. Chairman Bockoski stated to him, the corridor is more commercial than residential, from a planning standpoint. Chairman Bockoski stated he did feel in this instance and this case, and we do look at each one individually, this does fit for the area. Mr. Massonne questioned if would meet the commercial standards with the rezone. Mr. Culp stated have to meet the residential district standards. Mr. Culp questioned if wanting to approve without retail, petitioners' indication and then you do not have to deal with parking restrictions etc. Discussion on options if that is a concern. Also discussed variance going with the property request. Mr. Hunter added that they had discussions on a plumbing showroom but have put that away, only ones at the property would be the random person for a project and employees. Mr. Culp added normally when doing a Land Use the person is not building a new building we attach it, they are repurposing existing. This case they are investing in a new building. In theory a future owner would not have to get a variance to operate a business. Might be prudent to tie to the business. Mr. Zawadzki questioned Mr. Culp if that property get rezoned to a commercial district would that new zoning supersede any previous land use variances on the parcel. Mr. Culp answered if the new zoning allowed things without needing variance. Example if new zoning allowed the use then the variance is no longer needed.



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Chairman Bockoski questioned Mr. Zawadzki, for the petitioner's sake, what is difference in applying for Land Use and Rezoning. Is that a monetary thing or not something the BZA needs to consider at this time? Mr. Zawadzki explained some advantages to the petitioner is that the BZA Land Use Variance approval is a one body process. BZA can approve and it's done. For Rezone it is a Plan Commission process that then goes to the Town Council. So, it is a two-body process which is a little more expensive and little more cumbersome. Mr. Culp added when you re-zone, let's use C-3, anything that is C-3 can be put in there moving forward. From our side we can tailor the variance to what we want to see there. From their side, they come for a variance because I feel I meet the five criteria that entitle me to a variance and the BZA has to approve if I prove I meet the criteria. But a rezone is policy decision, so the Council is free to say yes or no depending upon whatever factors are appropriate. Chairman Bockoski thanked Mr. Culp and Mr. Zawadzki for the explanation. Chairman Bockoski asked if discussion on any stipulations from the Board. Discussion ensued for no retail operations and goes with the property.

Mr. Zell made a motion to approve docket number BZA-1225-59-R5 for Land Use Variance with the following conditions: the variance goes with the property and business shall not have any retail business.

Mr. Berry second.

Mr. Massonne-approve, Mr. Berry-approve, Mr. Zell-approve, Mr. Bockoski-approve. 4-0

5. **Plan Director's Report:** Mr. Zawadzki recapped the report with the following information. Permit revenue for November 2025 was \$1699 with YTD at \$60560. This compares to November 2024 of \$5491 and YTD of 458861, a decrease for month of \$3792 and YTD +\$1699. Issued six permits, 2 in town limits with zero new homes, four in township with one new home. Estimated cost of projects was \$572,000.
There are a couple of copies of zoning ordinance and next month will be three more. Purpose is to go through and make your marks if feel needs work or possible modifications. Mr. Thomas has put this together to assist.
6. **Chairperson's Report:** No report.
7. **Legal Counsel's Report:** Mr. Culp stated there has been an ongoing effort to scam people, by people targeting that are seeing variances. This is going on around the country. They use the legal notice and send realistic invoices, asking people to wire money. The Town has been made aware and are posting the information. We will never ask you to wire money, we accept checks, we tell you the costs up front. If you see this notify Frank and the police department. They have sent invoices for \$2-3000. As you know our fees are \$320 or so. Trying to raise awareness of the issue.
8. **Board Member Comments:** Mr. Zell reminded the Board that terms are coming up for Mr. Zell and Mr. Massonne. Mr. Zell stated he is willing to serve if so chosen. Chairman Bockoski stated he enjoys serving with both parties. Mr. Berry expressed concern that if Mr. Zell is not present water discussions will end.



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9. Next Planned Board of Zoning Appeals Meeting:

January 22nd, 2026

10. Adjournment: Mr. Massonne made a motion to adjourn. Mr. Zell second. All present in favor.

Chairman: Michael Berg vice Chairman

Secretary: Harrison Massonne

Date: 1/22/26

Location:
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Terms:

Scott Bockoski – Council President Appointment – Term 01/01/2024 – 12/31/2027

Mike Berry – Council President Appointment – Term 01/01/2024 – 12/31/2027

Harrison Massone – Council President Appointment – Term 01/01/2022 – 12/31/2025

Mark Thomas – Plan Commission Appointment – Term 01/01/2024 – 12/31/2027

Steve Zell – Council Appointment – Term 01/01/2022 – 12/31/2025